

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 12, "ZONING", SECTION I, "ESTABLISHMENT OF DISTRICTS, PROVISION FOR AN OFFICIAL ZONING MAP", OF THE CODE OF ORDINANCES OF THE CITY OF COLLEGE STATION, TEXAS, BY CHANGING THE ZONING DISTRICT BOUNDARIES AFFECTING CERTAIN PROPERTIES AS DESCRIBED BELOW; DECLARING A PENALTY, AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COLLEGE STATION, TEXAS:

PART 1: That Chapter 12, "Zoning", Section I, "Establishment of Districts, Provisions For An Official Zoning Map", of the Code of Ordinances of the City of College Station, Texas, be amended as set out in Exhibit "A", attached hereto and made a part of this ordinance for all purposes.

PART 2: That any person, firm or corporation violating any of the provisions of this chapter shall be deemed guilty of a misdemeanor, and upon conviction thereof shall be punishable by a fine of not less than Twenty-five dollars (\$25.00) nor more than Two Thousand Dollars (\$2000.00). Each day such violation shall continue or be permitted to continue, shall be deemed a separate offense. Said Ordinance, being a penal ordinance, becomes effective ten (10) days after its date of passage by the City Council, as provided by Section 35 of the Charter of the City of College Station.

PASSED, ADOPTED and APPROVED this 8th day of August 2002.

ATTEST:

Connie Hooks, City Secretary

Ron Silvia, Mayor

APPROVED:

Rochanne Jernick
City Attorney

EXHIBIT "A"

That the Official Zoning Map of the City of College Station, Section I, "Establishment of Districts, Provisions For An Official Zoning Map", of Chapter 12, "Zoning", is hereby amended as follows:

The following property is rezoned from R-1 Single Family Residential to R-4 Apartment/Low Density.

14.31 acres being all that certain lot, tract, or parcel of land lying and being situated in the Morgan Rector League, Abstract No. 46, Brazos County, Texas, and being all that certain Called 9.143 acre tract as described as Tract No. 1 by a Deed to Henry Etta Madison recorded in Volume 334, Page 362, Official Records of Brazos County, Texas, and the remainder of a called 9.143 acre tract described by Deed to Linda Joy Ishimitsu, Trustee, recorded in Volume 2516, Page 116 of the Official Records of Brazos County, Texas, said tract being more particularly described in the attached Exhibit "B," "Metes and Bounds," and shown graphically in Exhibit "C".

**METES AND BOUNDS DESCRIPTION
OF A
14.31 ACRE TRACT
MORGAN RECTOR LEAGUE, A-46
COLLEGE STATION, BRAZOS COUNTY, TEXAS**

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE MORGAN RECTOR LEAGUE, ABSTRACT NO. 46, COLLEGE STATION, BRAZOS COUNTY, TEXAS. SAID TRACT BEING ALL OF A CALLED 9.143 ACRE TRACT DESCRIBED AS TRACT NO. 1 BY A DEED TO HENRY ETTA MADISON RECORDED IN VOLUME 334, PAGE 362 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, AND THE REMAINDER OF A CALLED 9.143 ACRE TRACT AS DESCRIBED BY A DEED TO LINDA JOY ISHIMITSU, TRUSTEE, RECORDED IN VOLUME 2516, PAGE 116 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A ½ INCH IRON ROD FOUND ON THE NORTHWEST LINE OF KRENEK TAP ROAD MARKING THE SOUTH CORNER OF SAID 9.143 ACRE MADISON TRACT AND THE EAST CORNER OF A CALLED 3.175 ACRE TRACT AS DESCRIBED BY A DEED TO ARTHUR AND NANCY WRIGHT FAMILY LIMITED PARTNERSHIP RECORDED IN VOLUME 4291, PAGE 14 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: N 51° 58' 04" W ALONG THE COMMON LINE OF SAID 9.143 ACRE MADISON TRACT AND SAID 3.175 ACRE TRACT FOR A DISTANCE OF 154.62 FEET TO A ½ INCH IRON ROD FOUND MARKING AN ANGLE POINT IN SAID LINE;

THENCE: N 45° 51' 46" W CONTINUING ALONG THE COMMON LINE OF SAID 9.143 ACRE MADISON TRACT AND SAID 3.175 ACRE TRACT FOR A DISTANCE OF 609.36 FEET TO A ½ INCH IRON ROD FOUND ON THE SOUTHEAST LINE OF SOUTHWEST CROSSING, PHASE 1, ACCORDING TO THE PLAT RECORDED IN VOLUME 523, PAGE 433 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, SAID IRON ROD FOUND MARKING THE COMMON CORNER OF SAID 9.143 ACRE MADISON TRACT AND SAID 3.175 ACRE TRACT;

THENCE: N 42° 21' 14" E ALONG THE COMMON LINE OF SAID 9.143 ACRE MADISON TRACT AND SOUTHWEST CROSSING, PHASE 1, FOR A DISTANCE OF 511.73 FEET TO A ½ INCH IRON ROD FOUND ON THE SOUTHEAST LINE OF LOT 1, WINDSOR POINTE, ACCORDING TO THE PLAT RECORDED IN VOLUME 2354, PAGE 257 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, SAID IRON ROD FOUND MARKING THE COMMON CORNER OF SAID 9.143 ACRE MADISON TRACT AND SAID REMAINDER OF 9.143 ACRE ISHIMITSU TRACT;

THENCE: N 41° 58' 42" E ALONG THE COMMON LINE OF SAID WINDSOR POINTE AND SAID REMAINDER OF 9.143 ACRE ISHIMITSU TRACT FOR A DISTANCE OF 282.76 FEET TO A ½ INCH IRON ROD FOUND MARKING AN ANGLE POINT IN SAID LINE;

THENCE: N 42° 23' 44" E CONTINUING ALONG THE COMMON LINE OF SAID REMAINDER OF 9.143 ACRE ISHIMITSU TRACT AND WINDSOR POINTE FOR A DISTANCE OF 177.97 FEET TO A ½ INCH IRON ROD FOUND ON THE SOUTHWEST LINE OF CENTRAL PARK LANE (60' R.O.W.), SAID IRON ROD FOUND MARKING THE MOST SOUTHERLY PLATTED CORNER OF CENTRAL PARK LANE ACCORDING TO THE PLAT OF WINDSOR POINTE (2354/257);

THENCE: N 42° 24' 25" E ALONG THE NORTHWEST LINE OF SAID REMAINDER OF 9.143 ACRE ISHIMITSU TRACT FOR A DISTANCE OF 60.00 FEET TO A 5/8 INCH IRON ROD SET ON THE NORTHEAST LINE OF CENTRAL PARK LANE MARKING THE NORTH CORNER OF SAID REMAINDER OF 9.143 ACRE ISHIMITSU TRACT AND THE WEST CORNER OF A CALLED 9.143 ACRE TRACT AS DESCRIBED BY A DEED TO THOMAS M. MADISON AND WIFE, HENRYETTA MADISON, RECORDED IN VOLUME 105, PAGE 623 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS, FOR REFERENCE A 1/2 INCH IRON ROD FOUND MARKING THE EAST CORNER OF LOT 2, WINDSOR POINTE, BEARS: N 42° 24' 25" E FOR A DISTANCE OF 488.60 FEET;

THENCE: S 47° 35' 56" E ALONG THE COMMON LINE OF SAID REMAINDER OF 9.143 ACRE ISHIMITSU TRACT AND SAID 9.143 ACRE MADISON TRACT (1005/625) FOR A DISTANCE OF 432.78 FEET TO A 3/8 INCH IRON ROD FOUND MARKING THE NORTH CORNER OF A CALLED 3.00 ACRE TRACT AS DESCRIBED BY A DEED TO THE BEAUTIFUL SAVIOR EVANGELICAL LUTHERAN CHURCH OF COLLEGE STATION RECORDED IN VOLUME 682, PAGE 775 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: S 42° 31' 48" W ALONG THE NORTHWEST LINE OF SAID 3.00 ACRE TRACT FOR A DISTANCE OF 520.72 FEET TO A 5/8 INCH IRON ROD SET ON THE NORTHEAST LINE OF SAID 9.143 ACRE MADISON TRACT (334/362) MARKING THE WEST CORNER OF SAID 3.00 ACRE TRACT, FOR REFERENCE THE AFOREMENTIONED 1/2 INCH IRON ROD FOUND MARKING THE COMMON CORNER OF SAID 9.143 ACRE MADISON TRACT (334/362) AND SAID REMAINDER OF 9.143 ACRE ISHIMITSU TRACT BEARS: N 47° 35' 56" W FOR A DISTANCE OF 429.51 FEET;

THENCE: S 47° 35' 56" E ALONG THE COMMON LINE OF SAID 9.143 ACRE MADISON TRACT (334/362) AND SAID 3.00 ACRE TRACT FOR A DISTANCE OF 335.33 FEET TO A 5/8 INCH IRON ROD SET ON THE NORTHWEST LINE OF KRENEK TAP ROAD MARKING THE EAST CORNER OF SAID 9.143 ACRE MADISON TRACT, FOR REFERENCE A CONCRETE RIGHT-OF-WAY MARKER FOUND AT THE INTERSECTION OF THE NORTHWEST LINE OF KRENEK TAP ROAD AND THE SOUTHWEST LINE OF STATE HIGHWAY NO. 6 MARKING THE EAST CORNER OF A CALLED 9.143 ACRE TRACT AS DESCRIBED BY A DEED TO STEPHEN A. MADISON AND DIANE KAY MOMOSA-MADISON, TRUSTEES, RECORDED IN VOLUME 3783, PAGE 113 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, BEARS: N 42° 31' 50" E FOR A DISTANCE OF 1441.32 FEET;

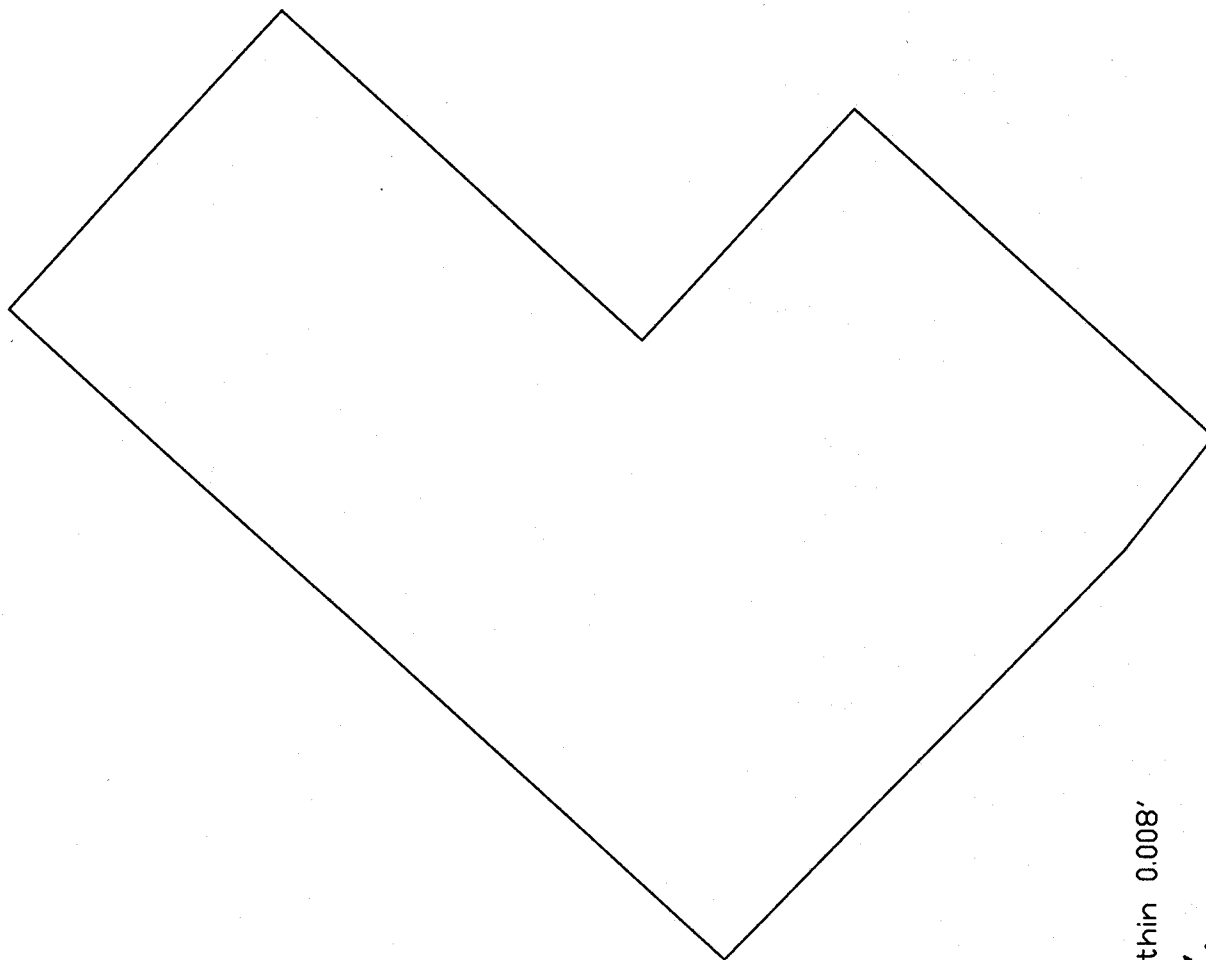
THENCE: S 42° 31' 50" W ALONG THE NORTHWEST LINE OF KRENEK TAP ROAD FOR A DISTANCE OF 518.41 FEET TO THE POINT OF BEGINNING CONTAINING 14.31 ACRES OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND JUNE, 2002. SEE PLAT PREPARED JUNE, 2002, FOR MORE DESCRIPTIVE INFORMATION. BEARING ORIENTATION SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

BRAD KERR
REGISTERED PROFESSIONAL LAND SURVEYOR
R.P.L.S. NO. 4502

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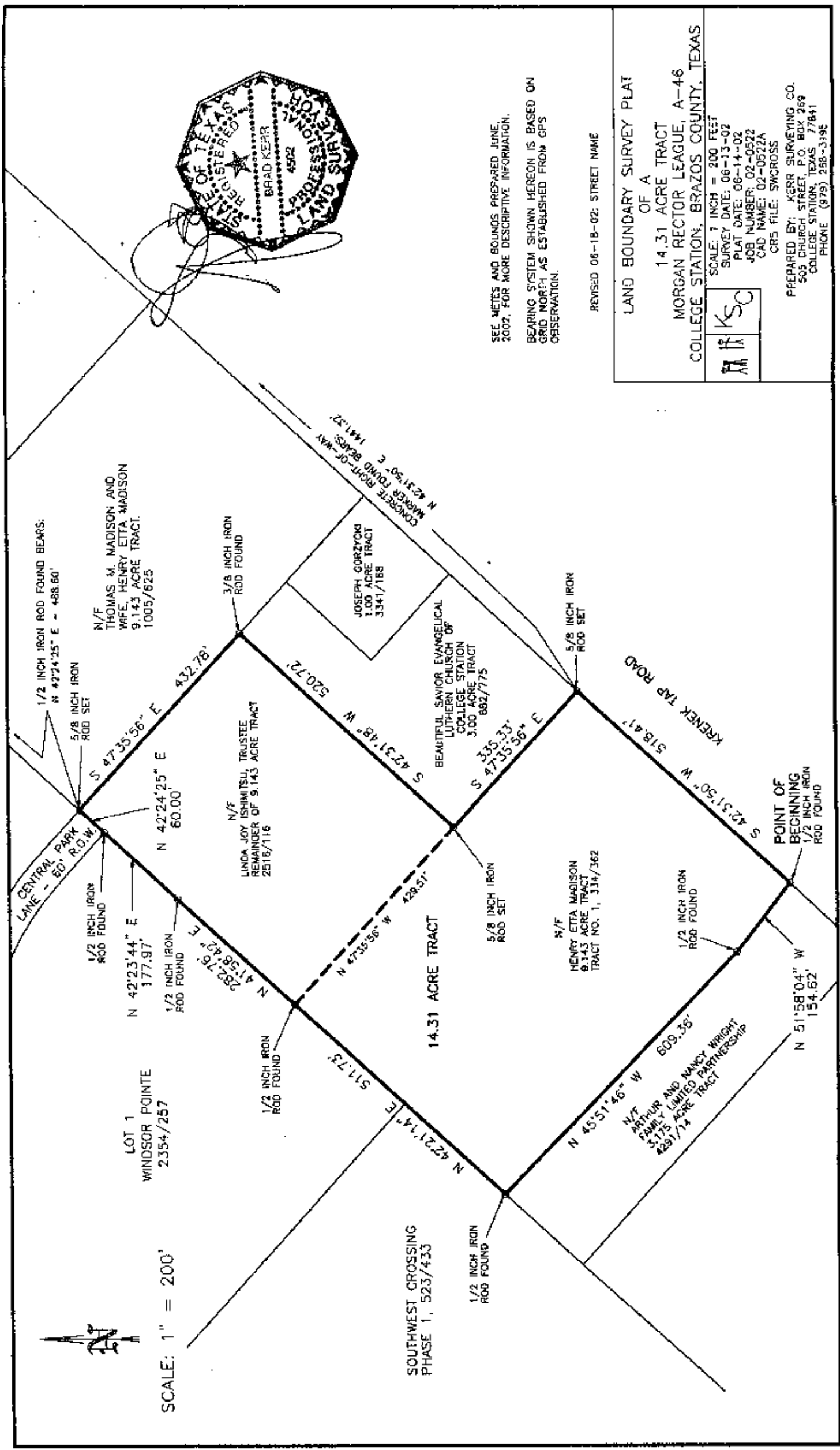
REVISED 06-18-02





Closes to within 0.008'

43

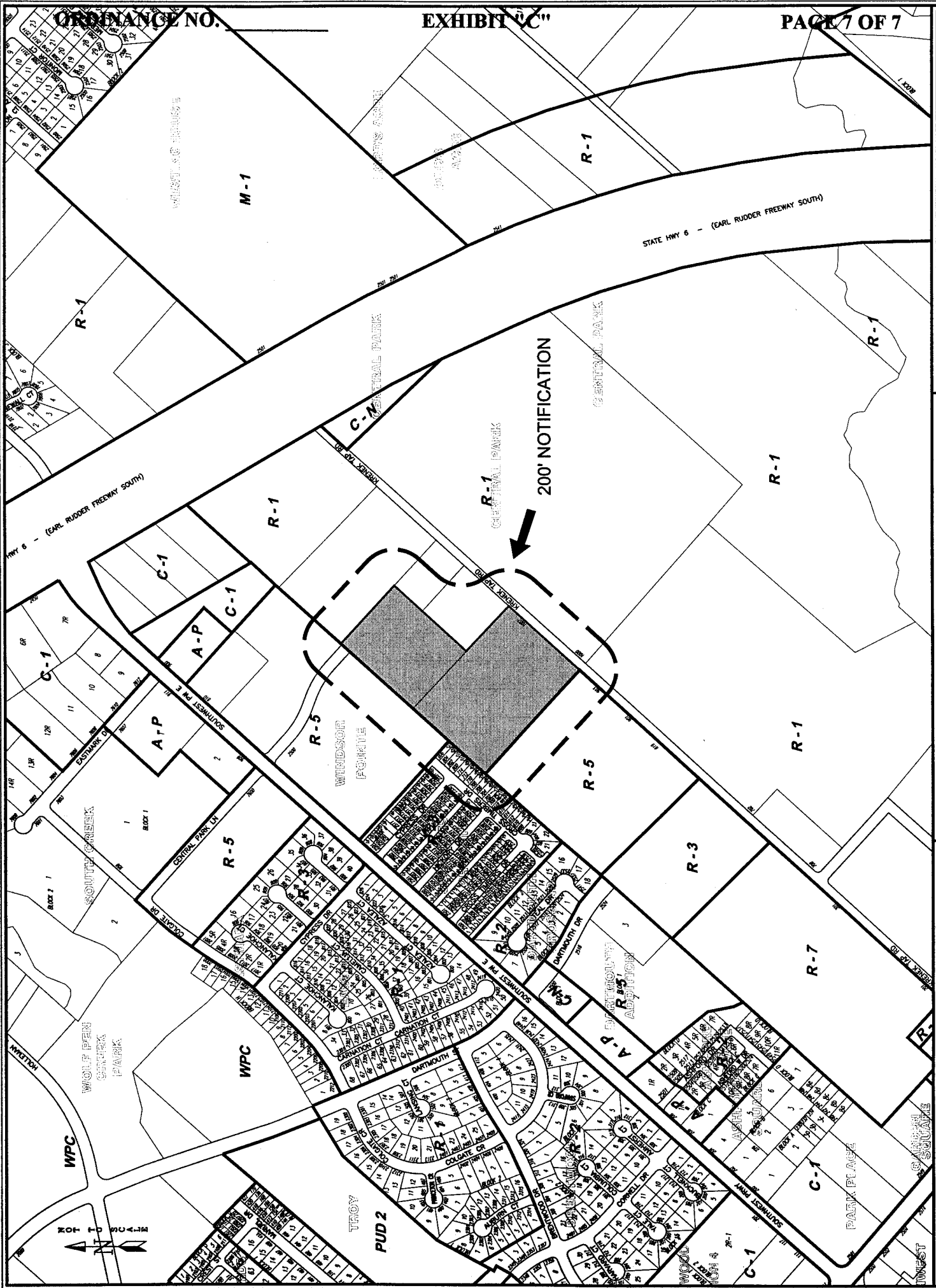


REVISED 06-18-02: STREET NAME

LAND BOUNDARY SURVEY PLAT
OF A
14.31 ACRE TRACT
MORGAN RECTOR LEAGUE, A-46
COLLEGE STATION, BRAZOS COUNTY, TEXAS

SCALE: 1" = 200 FEET
SURVEY DATE: 06-13-02
PLAT DATE: 06-14-02
JOB NUMBER: 02-0522
CAD NAME: 02-0522A
CRS FILE: SWCROSS

PREPARED BY: KERR SURVEYING CO.
505 CHURCH STREET, P.O. BOX 269
COLLEGE STATION, TEXAS 77841
PHONE (879) 258-3195



REZONING

Case: 02-120

MORGAN RECTOR LEAGUE

City of College Station, Texas
DEVELOPMENT REVIEW

